HOUSING NOW TABLES
Edmonton CMA

Date Released: September 2018

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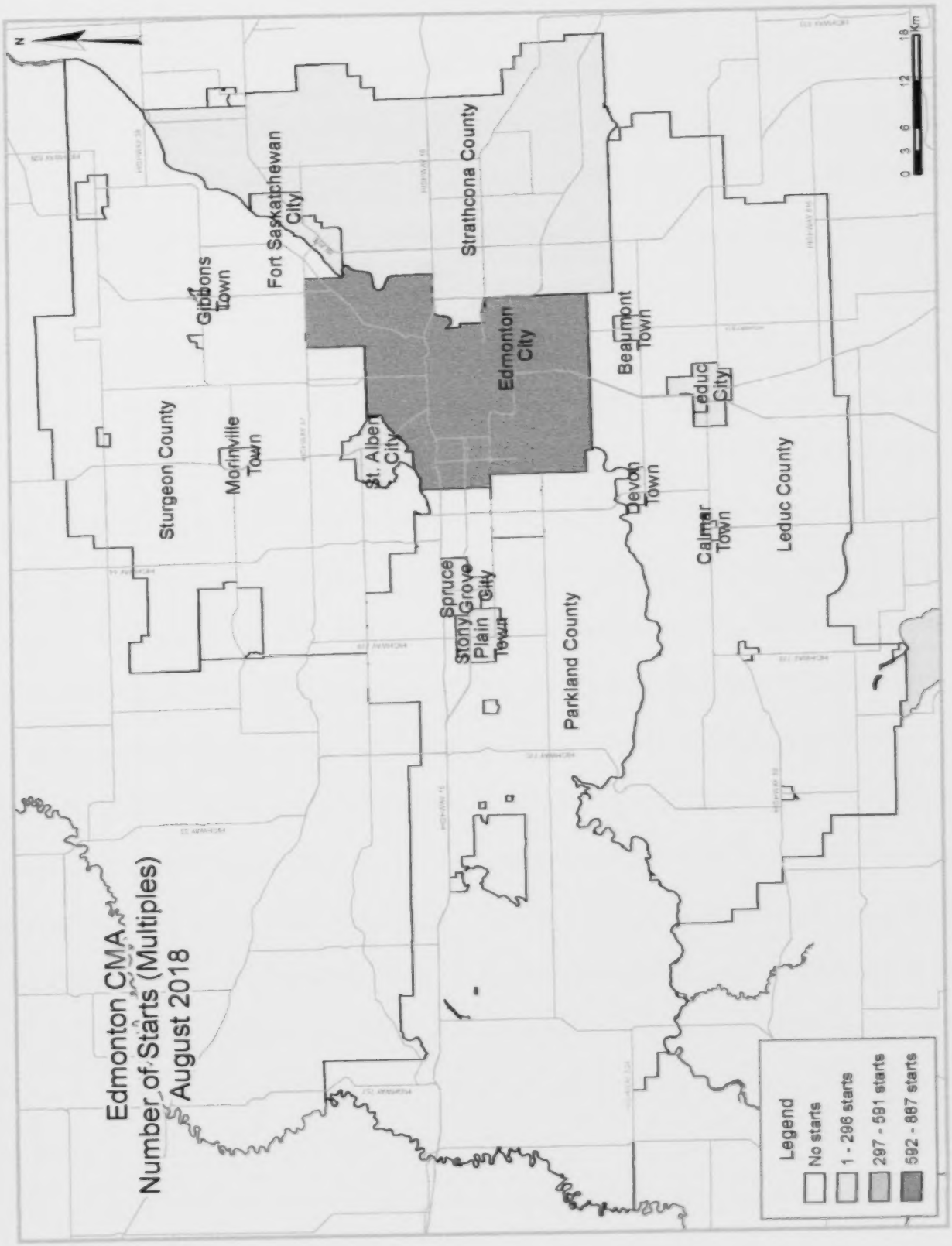
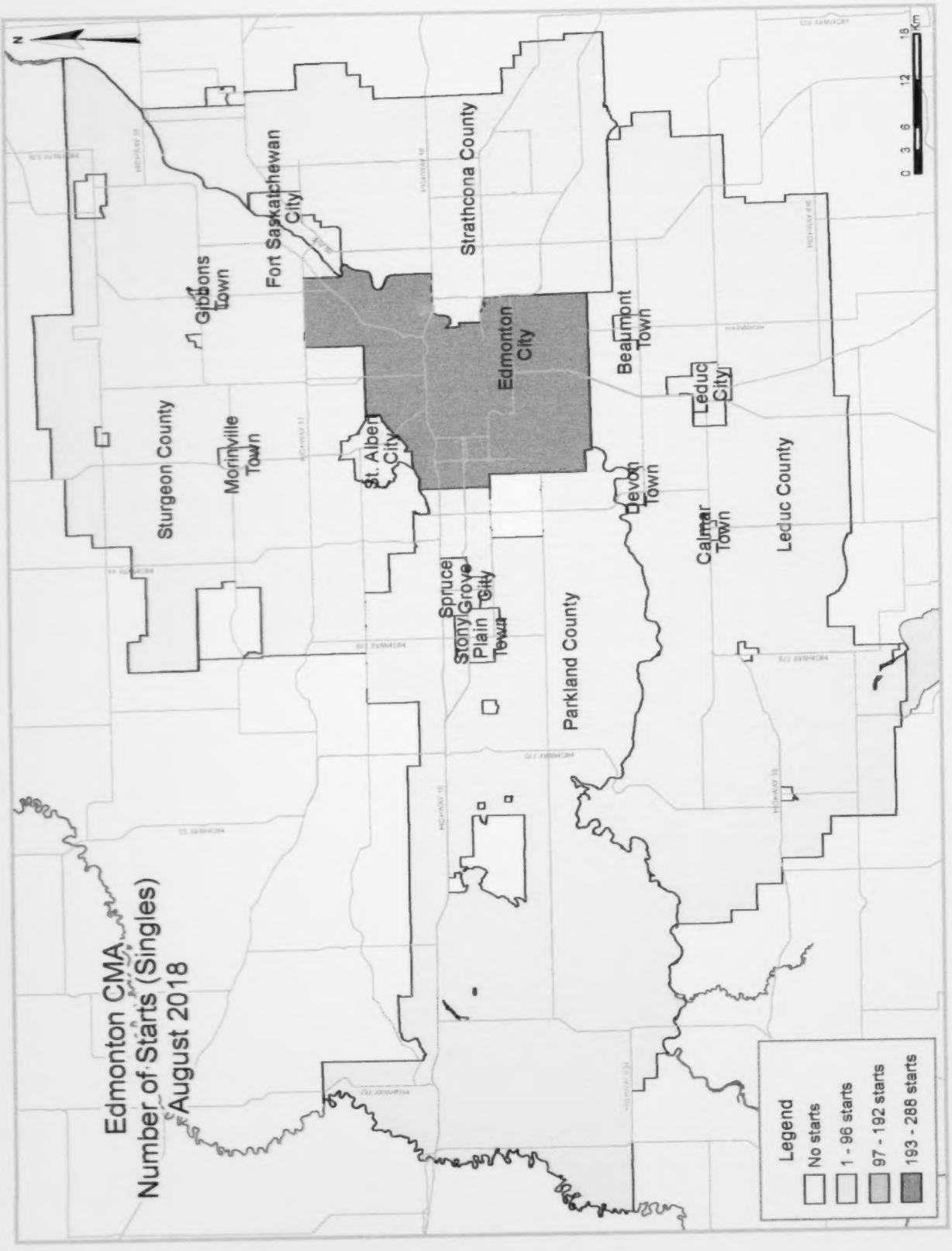
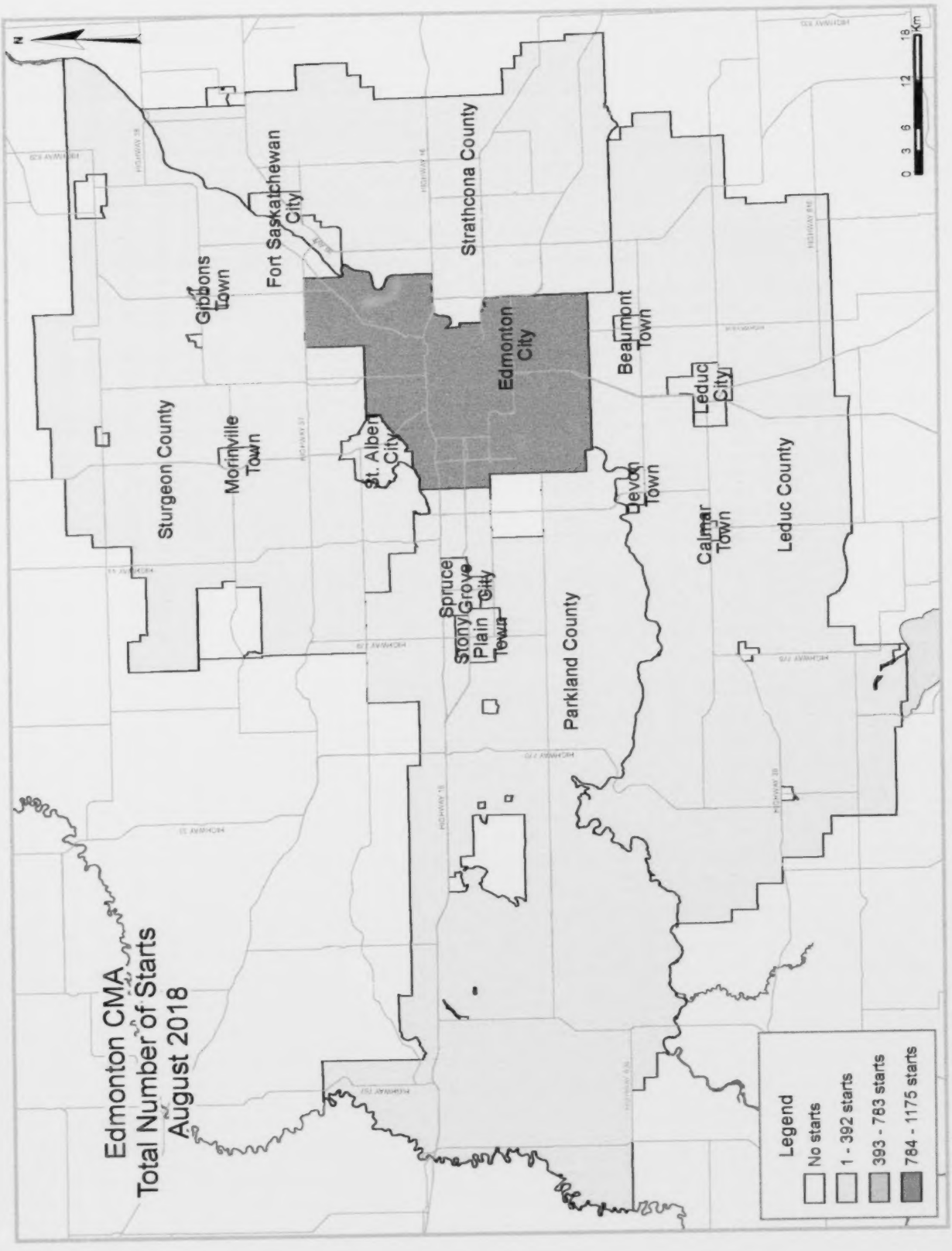
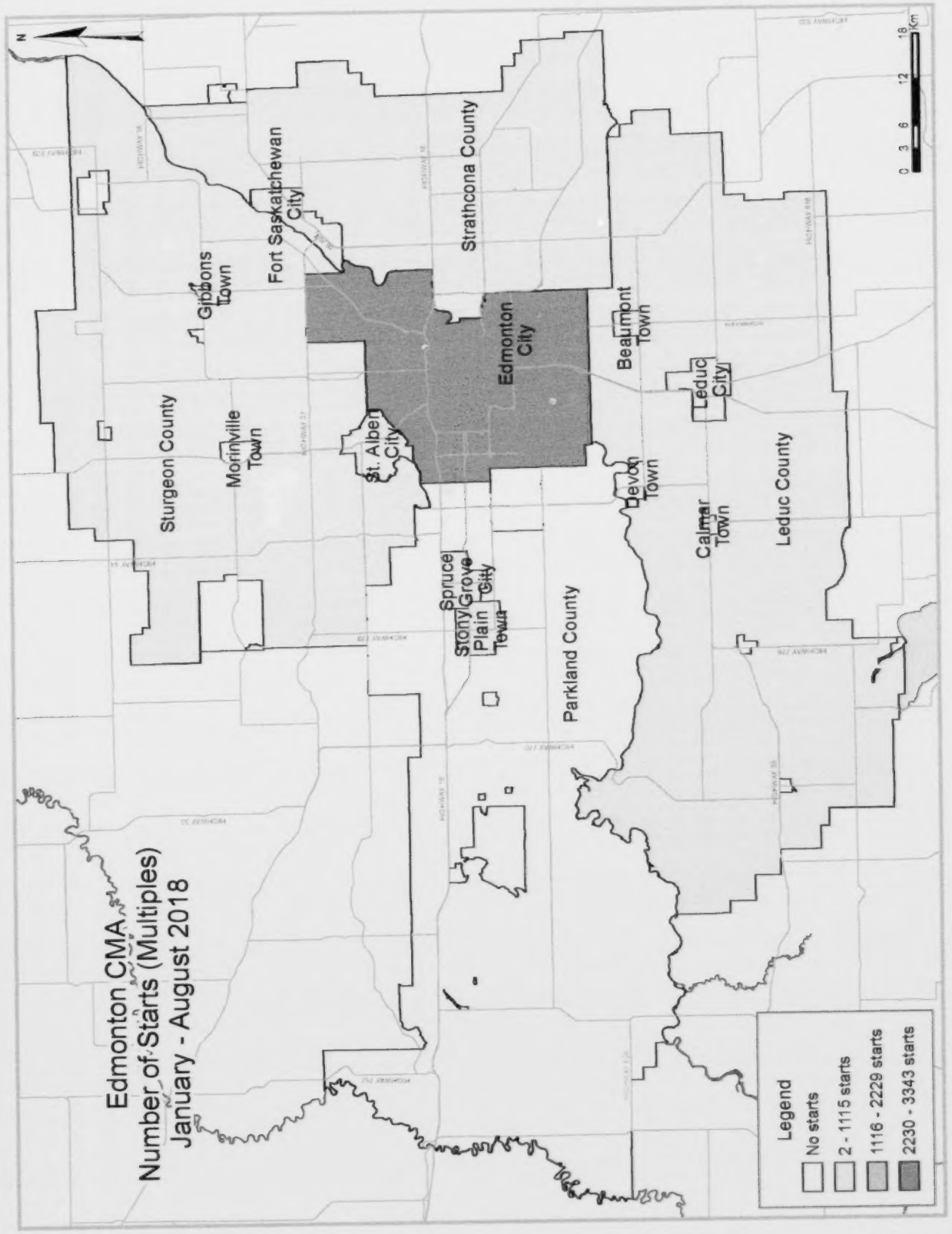
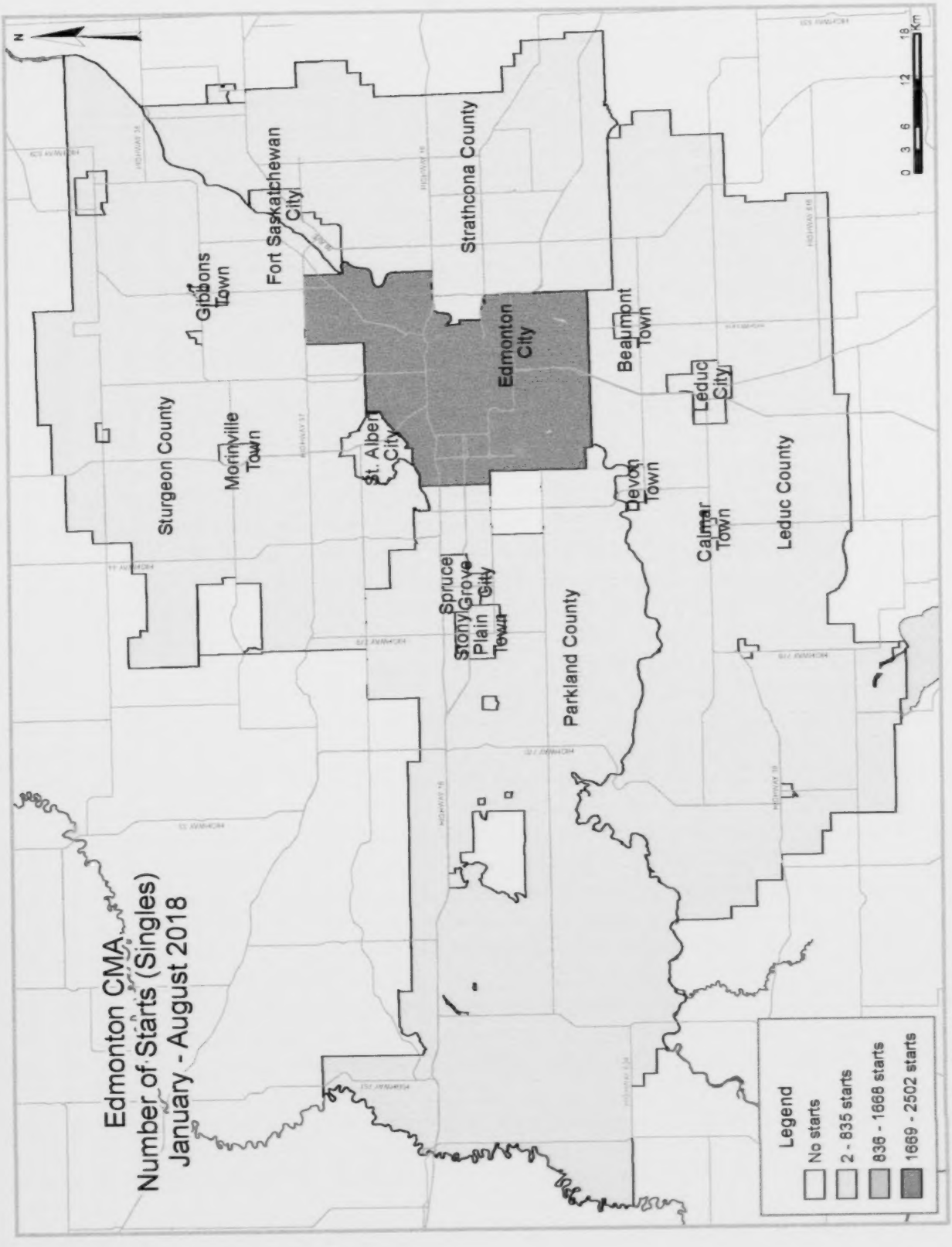
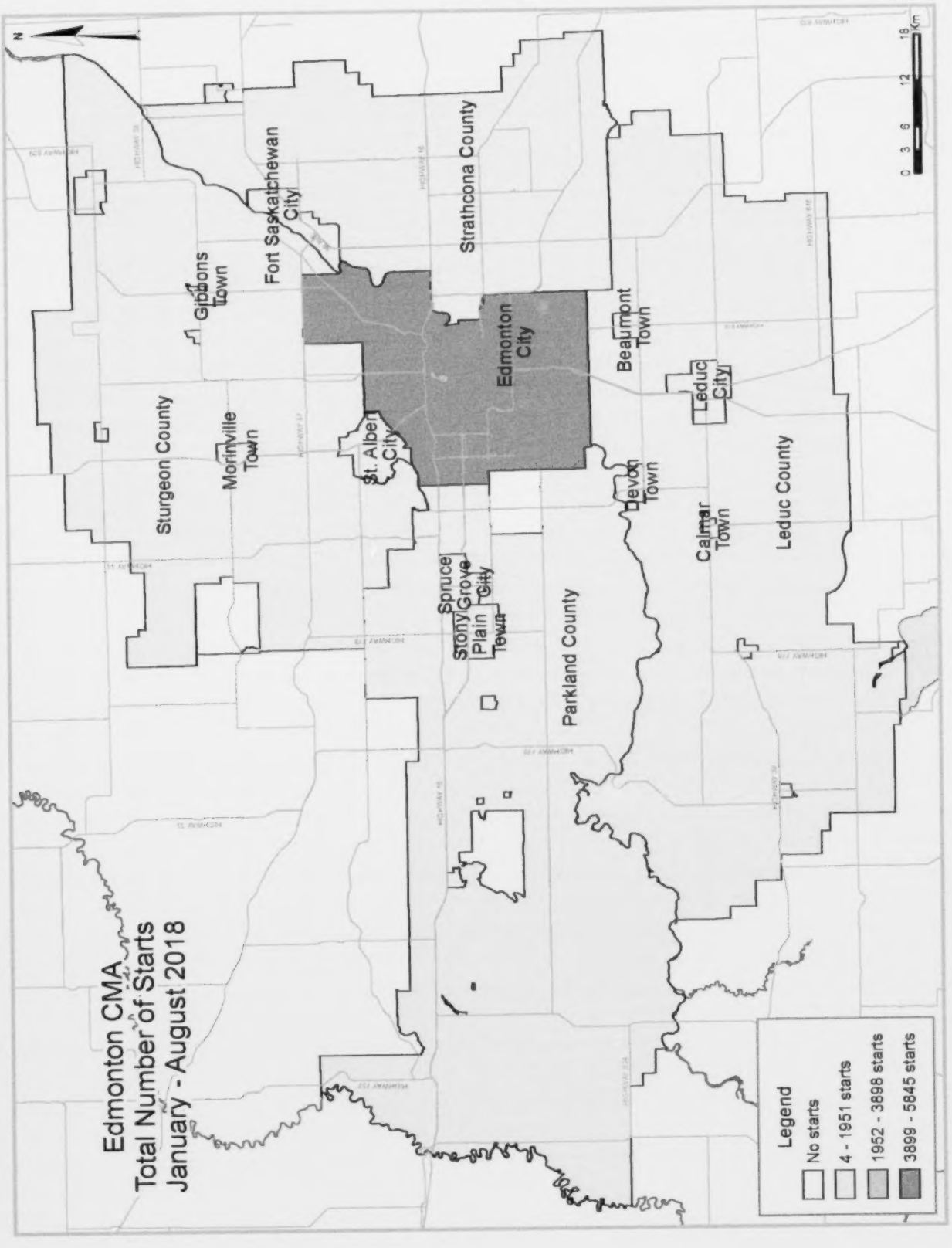

Edmonton CMA
Number of Starts (Multiples)
August 2018
N
0 3 6 12 18 Km
Legend
No starts
1 - 296 starts
297 - 591 starts
592 - 887 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Number of Starts (Singles)
August 2018
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 96 starts
97 - 192 starts
193 - 288 starts


Edmonton CMA
Total Number of Starts
August 2018
Legend
No starts
1 - 392 starts
393 - 783 starts
784 - 1175 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - August 2018
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 1115 starts
1116 - 2229 starts
2230 - 3343 starts


Edmonton CMA
Number of Starts (Singles)
January - August 2018
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 835 starts
836 - 1668 starts
1669 - 2502 starts


Edmonton CMA
Total Number of Starts
January - August 2018
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
4 - 1951 starts
1952 - 3898 starts
3899 - 5845 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2018		
Edmonton CMA[1]	July 2018	August 2018
Trend[2]	10,377	11,315
SAAR	12,024	16,353
	August 2017	August 2018
Actual		
August - Single-Detached	566	415
August - Multiples	389	971
August - Total	955	1,386
January to August - Single-Detached	3,350	3,429
January to August - Multiples	4,548	3,885
January to August - Total	7,898	7,314

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	414	128	67	1	92	586	0	98	1,386
August 2017	566	182	127	0	58	22	0	0	955
% Change	-26.9	-29.7	-47.2	n/a	58.6	**	n/a	n/a	45.1
Year-to-date 2018	3,428	1,148	525	1	489	1,081	56	586	7,314
Year-to-date 2017	3,345	1,242	388	5	436	1,675	59	748	7,898
% Change	2.5	-7.6	35.3	-80.0	12.2	-35.5	-5.1	-21.7	-7.4
UNDER CONSTRUCTION									
August 2018	3,428	1,116	647	3	587	3,137	51	1,928	10,897
August 2017	3,067	1,080	384	8	624	3,373	144	1,315	9,995
% Change	11.8	3.3	68.5	-62.5	-5.9	-7.0	-64.6	46.6	9.0
COMPLETIONS									
August 2018	460	164	67	0	71	180	53	14	1,009
August 2017	342	168	68	1	49	11	4	52	695
% Change	34.5	-2.4	-1.5	-100.0	44.9	**	**	-73.1	45.2
Year-to-date 2018	3,173	1,100	374	3	470	741	122	647	6,630
Year-to-date 2017	3,062	1,340	354	3	403	914	60	1,437	7,573
% Change	3.6	-17.9	5.6	0.0	16.6	-18.9	103.3	-55.0	-12.5
COMPLETED & NOT ABSORBED									
August 2018	924	473	128	3	141	656	n/a	n/a	2,325
August 2017	653	350	104	2	138	1,004	n/a	n/a	2,251
% Change	41.5	35.1	23.1	50.0	2.2	-34.7	n/a	n/a	3.3
ABSORBED									
August 2018	407	137	52	0	78	168	n/a	n/a	842
August 2017	390	185	45	1	59	48	n/a	n/a	728
% Change	4.4	-25.9	15.6	-100.0	32.2	**	n/a	n/a	15.7
Year-to-date 2018	2,942	983	329	4	399	784	n/a	n/a	5,441
Year-to-date 2017	2,991	1,335	329	4	395	658	n/a	n/a	5,712
% Change	-1.6	-26.4	0.0	0.0	1.0	19.1	n/a	n/a	-4.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
August 2018	288	76	50	0	86	580	0	95	1,175
August 2017	401	138	92	0	58	0	0	0	689
Beaumont Town									
August 2018	9	8	4	0	0	0	0	0	21
August 2017	36	10	3	0	0	22	0	0	71
Devon Town									
August 2018	1	0	0	0	0	0	0	0	1
August 2017	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
August 2018	12	4	0	1	2	6	0	0	25
August 2017	6	0	0	0	0	0	0	0	6
Leduc City									
August 2018	25	12	3	0	0	0	0	0	40
August 2017	20	12	32	0	0	0	0	0	64
Leduc County									
August 2018	10	0	0	0	0	0	0	0	10
August 2017	6	0	0	0	0	0	0	0	6
Morinville Town									
August 2018	4	0	0	0	0	0	0	0	4
August 2017	3	0	0	0	0	0	0	0	3
Parkland County									
August 2018	8	0	0	0	0	0	0	0	8
August 2017	24	0	0	0	0	0	0	0	24
Spruce Grove City									
August 2018	10	10	0	0	0	0	0	0	20
August 2017	13	8	0	0	0	0	0	0	21
St. Albert City									
August 2018	14	12	6	0	0	0	0	1	33
August 2017	8	8	0	0	0	0	0	0	16
Stony Plain Town									
August 2018	4	0	0	0	0	0	0	1	5
August 2017	7	2	0	0	0	0	0	0	9
Strathcona County									
August 2018	16	6	4	0	4	0	0	1	31
August 2017	24	2	0	0	0	0	0	0	26
Sturgeon County									
August 2018	12	0	0	0	0	0	0	0	12
August 2017	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
August 2018	1	0	0	0	0	0	0	0	1
August 2017	3	0	0	0	0	0	0	0	3
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2018	414	128	67	1	92	586	0	98	1,386
August 2017	566	182	127	0	58	22	0	0	955

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
August 2018	2,352	770	448	2	498	2,690	21	1,607	8,388
August 2017	2,075	696	283	7	533	2,979	67	1,151	7,791
Beaumont Town									
August 2018	102	46	14	0	0	0	0	2	164
August 2017	128	24	9	0	0	22	0	0	183
Devon Town									
August 2018	5	0	0	0	0	0	0	0	5
August 2017	7	6	0	0	0	32	0	0	45
Fort Saskatchewan City									
August 2018	79	52	43	1	6	6	0	0	187
August 2017	82	62	4	0	10	0	0	0	158
Leduc City									
August 2018	154	66	49	0	5	0	0	0	274
August 2017	110	48	49	0	19	0	0	0	226
Leduc County									
August 2018	68	0	3	0	0	0	0	0	71
August 2017	52	6	0	0	0	0	0	0	58
Morinville Town									
August 2018	14	2	0	0	0	0	0	0	16
August 2017	29	6	0	0	0	0	0	0	35
Parkland County									
August 2018	90	0	0	0	0	0	0	0	90
August 2017	110	2	0	0	0	0	0	0	112
Spruce Grove City									
August 2018	95	72	20	0	15	0	0	0	202
August 2017	90	106	0	0	15	0	6	0	217
St. Albert City									
August 2018	127	58	47	0	32	328	0	317	909
August 2017	104	52	7	0	29	277	0	164	633
Stony Plain Town									
August 2018	27	2	0	0	0	0	30	1	60
August 2017	27	18	0	0	0	12	71	0	128
Strathcona County									
August 2018	226	46	15	0	31	113	0	1	432
August 2017	173	54	24	1	18	51	0	0	321
Sturgeon County									
August 2018	65	2	0	0	0	0	0	0	67
August 2017	65	0	0	0	0	0	0	0	65
Remainder of the CMA									
August 2018	24	0	8	0	0	0	0	0	32
August 2017	15	0	8	0	0	0	0	0	23
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2018	3,428	1,116	647	3	587	3,137	51	1,928	10,897
August 2017	3,067	1,080	384	8	624	3,373	144	1,315	9,995

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
August 2018	359	134	53	0	71	180	53	14	864
August 2017	251	128	53	0	34	11	4	52	533
Beaumont Town									
August 2018	20	8	3	0	0	0	0	0	31
August 2017	13	2	0	0	0	0	0	0	15
Devon Town									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2018	6	4	4	0	0	0	0	0	14
August 2017	5	6	12	0	0	0	0	0	23
Leduc City									
August 2018	11	6	7	0	0	0	0	0	24
August 2017	4	8	0	0	0	0	0	0	12
Leduc County									
August 2018	6	0	0	0	0	0	0	0	6
August 2017	7	0	0	0	0	0	0	0	7
Morinville Town									
August 2018	5	0	0	0	0	0	0	0	5
August 2017	5	0	0	0	0	0	0	0	5
Parkland County									
August 2018	1	0	0	0	0	0	0	0	1
August 2017	8	0	0	0	0	0	0	0	8
Spruce Grove City									
August 2018	8	4	0	0	0	0	0	0	12
August 2017	11	16	0	0	4	0	0	0	31
St. Albert City									
August 2018	6	2	0	0	0	0	0	0	8
August 2017	8	2	0	0	0	0	0	0	10
Stony Plain Town									
August 2018	3	0	0	0	0	0	0	0	3
August 2017	1	0	0	0	0	0	0	0	1
Strathcona County									
August 2018	18	6	0	0	0	0	0	0	24
August 2017	18	6	3	1	8	0	0	0	36
Sturgeon County									
August 2018	15	0	0	0	0	0	0	0	15
August 2017	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
August 2018	2	0	0	0	0	0	0	0	2
August 2017	1	0	0	0	3	0	0	0	4
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2018	460	164	67	0	71	180	53	14	1,009
August 2017	342	168	68	1	49	11	4	52	695

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
August 2018	658	311	93	2	125	465	n/a	n/a	1,654
August 2017	398	207	73	2	97	769	n/a	n/a	1,546
Beaumont Town									
August 2018	40	5	0	0	0	2	n/a	n/a	47
August 2017	26	5	0	0	0	3	n/a	n/a	34
Devon Town									
August 2018	2	5	0	0	0	15	n/a	n/a	22
August 2017	2	1	0	0	0	0	n/a	n/a	3
Fort Saskatchewan City									
August 2018	28	19	6	0	1	0	n/a	n/a	54
August 2017	23	22	11	0	0	0	n/a	n/a	56
Leduc City									
August 2018	37	26	10	0	1	0	n/a	n/a	74
August 2017	42	15	8	0	3	0	n/a	n/a	68
Leduc County									
August 2018	7	0	0	0	0	0	n/a	n/a	7
August 2017	12	0	0	0	0	0	n/a	n/a	12
Morinville Town									
August 2018	10	3	0	0	0	0	n/a	n/a	13
August 2017	10	2	0	0	0	0	n/a	n/a	12
Parkland County									
August 2018	5	0	0	0	0	0	n/a	n/a	5
August 2017	9	0	0	0	0	0	n/a	n/a	9
Spruce Grove City									
August 2018	31	55	2	0	6	18	n/a	n/a	112
August 2017	35	42	2	0	5	30	n/a	n/a	114
St. Albert City									
August 2018	28	15	1	0	2	139	n/a	n/a	185
August 2017	35	17	3	0	3	164	n/a	n/a	222
Stony Plain Town									
August 2018	18	9	0	0	0	12	n/a	n/a	39
August 2017	19	16	2	0	2	0	n/a	n/a	39
Strathcona County									
August 2018	49	25	12	1	5	5	n/a	n/a	97
August 2017	32	21	5	0	26	38	n/a	n/a	122
Sturgeon County									
August 2018	5	0	0	0	0	0	n/a	n/a	5
August 2017	5	0	0	0	0	0	n/a	n/a	5
Remainder of the CMA									
August 2018	6	0	4	0	1	0	n/a	n/a	11
August 2017	5	2	0	0	2	0	n/a	n/a	9
First Nations									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
August 2018	924	473	128	3	141	656	n/a	n/a	2,325
August 2017	653	350	104	2	138	1,004	n/a	n/a	2,251

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
August 2018	299	102	41	0	75	165	n/a	n/a	682
August 2017	290	139	40	0	42	45	n/a	n/a	556
Beaumont Town									
August 2018	16	4	3	0	0	3	n/a	n/a	26
August 2017	19	3	0	0	0	0	n/a	n/a	22
Devon Town									
August 2018	1	1	0	0	0	0	n/a	n/a	2
August 2017	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
August 2018	6	3	4	0	1	0	n/a	n/a	14
August 2017	3	7	5	0	0	0	n/a	n/a	15
Leduc City									
August 2018	14	6	2	0	0	0	n/a	n/a	22
August 2017	5	9	0	0	0	0	n/a	n/a	14
Leduc County									
August 2018	7	0	0	0	0	0	n/a	n/a	7
August 2017	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
August 2018	5	0	0	0	0	0	n/a	n/a	5
August 2017	3	0	0	0	0	0	n/a	n/a	3
Parkland County									
August 2018	1	0	0	0	0	0	n/a	n/a	1
August 2017	5	0	0	0	0	0	n/a	n/a	5
Spruce Grove City									
August 2018	12	10	0	0	0	0	n/a	n/a	22
August 2017	8	12	0	0	5	0	n/a	n/a	25
St. Albert City									
August 2018	11	2	0	0	0	0	n/a	n/a	13
August 2017	11	7	0	0	4	0	n/a	n/a	22
Stony Plain Town									
August 2018	2	0	0	0	0	0	n/a	n/a	2
August 2017	6	1	0	0	0	0	n/a	n/a	7
Strathcona County									
August 2018	17	9	2	0	2	0	n/a	n/a	30
August 2017	24	7	0	1	7	3	n/a	n/a	42
Sturgeon County									
August 2018	15	0	0	0	0	0	n/a	n/a	15
August 2017	8	0	0	0	0	0	n/a	n/a	8
Remainder of the CMA									
August 2018	1	0	0	0	0	0	n/a	n/a	1
August 2017	2	0	0	0	1	0	n/a	n/a	3
First Nations									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
August 2018	407	137	52	0	78	168	n/a	n/a	842
August 2017	390	185	45	1	59	48	n/a	n/a	728

Table 1.3: History of Housing Starts of Edmonton CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	5,023	1,846	683	5	677	2,088	67	1,046	11,435
% Change	16.1	-3.5	43.2	-44.4	-12.5	44.5	-41.7	7.0	13.9
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Edmonton City	288	401	76	140	136	148	675	0	1,175	689	70.5
Beaumont Town	9	36	8	10	4	3	0	22	21	71	-70.4
Calmar Town	1	2	0	0	0	0	0	0	1	2	-50.0
Devon Town	1	0	0	2	0	0	0	0	1	2	-50.0
Fort Saskatchewan City	13	6	6	0	0	0	6	0	25	6	**
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	25	20	12	12	3	32	0	0	40	64	-37.5
Leduc County	10	6	0	0	0	0	0	0	10	6	66.7
Morinville Town	4	3	0	0	0	0	0	0	4	3	33.3
Parkland County	8	24	0	0	0	0	0	0	8	24	-66.7
Spruce Grove City	10	13	10	8	0	0	0	0	20	21	-4.8
St. Albert City	14	8	12	8	6	0	1	0	33	16	106.3
Stony Plain Town	4	7	0	2	0	0	1	0	5	9	-44.4
Strathcona County	16	24	6	2	8	0	1	0	31	26	19.2
Sturgeon County	12	15	0	0	0	0	0	0	12	15	-20.0
Remainder of the CMA	0	1	0	0	0	0	0	0	0	1	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	415	566	130	184	157	183	684	22	1,386	955	45.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Edmonton City	2,502	2,348	864	878	887	698	1,592	2,036	5,845	5,960	-1.9
Beaumont Town	97	147	46	24	11	9	2	22	156	202	-22.8
Calmar Town	2	5	0	0	3	0	0	0	5	5	0.0
Devon Town	5	7	0	6	0	0	0	0	5	13	-61.5
Fort Saskatchewan City	65	80	32	56	27	4	6	0	130	140	-7.1
Gibbons Town	4	0	0	0	0	3	0	0	4	3	33.3
Leduc City	146	125	58	52	29	60	0	0	233	237	-1.7
Leduc County	52	32	0	4	3	0	0	0	55	36	52.8
Morinville Town	13	38	0	10	0	0	0	0	13	48	-72.9
Parkland County	64	91	0	2	0	0	0	0	64	93	-31.2
Spruce Grove City	105	103	52	102	20	8	0	0	177	213	-16.9
St. Albert City	120	106	56	52	47	21	3	314	226	493	-54.2
Stony Plain Town	28	28	4	14	0	0	1	0	33	42	-21.4
Strathcona County	158	164	50	88	27	30	63	51	298	333	-10.5
Sturgeon County	58	64	2	0	0	0	0	0	60	64	-6.3
Remainder of the CMA	10	12	0	0	0	4	0	0	10	16	-37.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,429	3,350	1,164	1,288	1,054	837	1,667	2,423	7,314	7,898	-7.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Edmonton City	136	148	0	0	580	0	95	0
Beaumont Town	4	3	0	0	0	22	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	6	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	3	32	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	6	0	0	0	0	0	1	0
Stony Plain Town	0	0	0	0	0	0	1	0
Strathcona County	8	0	0	0	0	0	1	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	157	183	0	0	586	22	98	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	831	639	56	59	1,013	1,452	579	584
Beaumont Town	11	9	0	0	0	22	2	0
Calmar Town	3	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	27	4	0	0	6	0	0	0
Gibbons Town	0	3	0	0	0	0	0	0
Leduc City	29	60	0	0	0	0	0	0
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	20	8	0	0	0	0	0	0
St. Albert City	47	21	0	0	0	150	3	164
Stony Plain Town	0	0	0	0	0	0	1	0
Strathcona County	27	30	0	0	62	51	1	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	998	778	56	59	1,081	1,675	586	748

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Edmonton City	414	631	666	58	95	0	1,175	689
Beaumont Town	21	49	0	22	0	0	21	71
Calmar Town	1	2	0	0	0	0	1	2
Devon Town	1	2	0	0	0	0	1	2
Fort Saskatchewan City	16	6	9	0	0	0	25	6
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	40	64	0	0	0	0	40	64
Leduc County	10	6	0	0	0	0	10	6
Morinville Town	4	3	0	0	0	0	4	3
Parkland County	8	24	0	0	0	0	8	24
Spruce Grove City	20	21	0	0	0	0	20	21
St. Albert City	32	16	0	0	1	0	33	16
Stony Plain Town	4	9	0	0	1	0	5	9
Strathcona County	26	26	4	0	1	0	31	26
Sturgeon County	12	15	0	0	0	0	12	15
Remainder of the CMA	0	1	0	0	0	0	0	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	609	875	679	80	98	0	1,386	955

Table 2.5: Starts by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	3,739	3,493	1,471	1,824	635	643	5,845	5,960
Beaumont Town	154	180	0	22	2	0	156	202
Calmar Town	5	5	0	0	0	0	5	5
Devon Town	5	13	0	0	0	0	5	13
Fort Saskatchewan City	121	132	9	8	0	0	130	140
Gibbons Town	4	0	0	3	0	0	4	3
Leduc City	233	232	0	5	0	0	233	237
Leduc County	55	36	0	0	0	0	55	36
Morinville Town	13	48	0	0	0	0	13	48
Parkland County	64	93	0	0	0	0	64	93
Spruce Grove City	177	205	0	8	0	0	177	213
St. Albert City	210	158	13	171	3	164	226	493
Stony Plain Town	32	42	0	0	1	0	33	42
Strathcona County	219	258	78	75	1	0	298	333
Sturgeon County	60	64	0	0	0	0	60	64
Remainder of the CMA	10	16	0	0	0	0	10	16
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,101	4,975	1,571	2,116	642	807	7,314	7,898

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Edmonton City	359	251	138	132	173	87	194	63	864	533	62.1
Beaumont Town	20	13	8	2	3	0	0	0	31	15	106.7
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	6	5	4	6	4	12	0	0	14	23	-39.1
Gibbons Town	0	0	0	0	0	3	0	0	0	3	-100.0
Leduc City	11	4	6	8	7	0	0	0	24	12	100.0
Leduc County	6	7	0	0	0	0	0	0	6	7	-14.3
Morinville Town	5	5	0	0	0	0	0	0	5	5	0.0
Parkland County	1	8	0	0	0	0	0	0	1	8	-87.5
Spruce Grove City	8	11	4	16	0	4	0	0	12	31	-61.3
St. Albert City	6	8	2	2	0	0	0	0	8	10	-20.0
Stony Plain Town	3	1	0	0	0	0	0	0	3	1	200.0
Strathcona County	18	19	6	14	0	3	0	0	24	36	-33.3
Sturgeon County	15	10	0	0	0	0	0	0	15	10	50.0
Remainder of the CMA	2	0	0	0	0	0	0	0	2	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	460	343	168	180	187	109	194	63	1,009	695	45.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Edmonton City	2,308	2,169	864	982	839	656	1,254	1,772	5,265	5,579	-5.6
Beaumont Town	132	149	32	22	9	0	22	0	195	171	14.0
Calmar Town	4	4	0	0	0	0	0	0	4	4	0.0
Devon Town	7	5	8	12	0	0	32	0	47	17	176.5
Fort Saskatchewan City	48	47	24	54	4	20	0	0	76	121	-37.2
Gibbons Town	2	1	0	0	0	3	0	0	2	4	-50.0
Leduc City	116	106	40	52	29	20	0	0	185	178	3.9
Leduc County	36	48	4	2	0	0	0	0	40	50	-20.0
Morinville Town	32	26	4	12	0	0	0	0	36	38	-5.3
Parkland County	95	78	0	0	0	0	1	0	96	78	23.1
Spruce Grove City	76	108	64	86	20	35	0	0	160	229	-30.1
St. Albert City	81	80	34	66	0	15	67	285	182	446	-59.2
Stony Plain Town	25	36	10	26	0	0	12	66	47	128	-63.3
Strathcona County	124	127	52	70	23	20	0	228	199	445	-55.3
Sturgeon County	80	63	0	0	0	0	0	0	80	63	27.0
Remainder of the CMA	12	18	0	4	4	0	0	0	16	22	-27.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,178	3,065	1,136	1,388	928	769	1,388	2,351	6,630	7,573	-12.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Edmonton City	120	83	53	4	180	11	14	52
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	12	0	0	0	0	0	0
Gibbons Town	0	3	0	0	0	0	0	0
Leduc City	7	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	134	105	53	4	180	11	14	52

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	729	608	110	48	608	660	646	1,112
Beaumont Town	9	0	0	0	22	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	32	0	0	0
Fort Saskatchewan City	4	20	0	0	0	0	0	0
Gibbons Town	0	3	0	0	0	0	0	0
Leduc City	29	20	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	1	0
Spruce Grove City	12	23	8	12	0	0	0	0
St. Albert City	0	15	0	0	67	198	0	87
Stony Plain Town	0	0	0	0	12	0	0	66
Strathcona County	23	20	0	0	0	56	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	810	709	118	60	741	914	647	1,437

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Edmonton City	546	432	251	45	67	56	864	533
Beaumont Town	31	15	0	0	0	0	31	15
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	23	0	0	0	0	14	23
Gibbons Town	0	0	0	3	0	0	0	3
Leduc City	24	12	0	0	0	0	24	12
Leduc County	6	7	0	0	0	0	6	7
Morinville Town	5	5	0	0	0	0	5	5
Parkland County	1	8	0	0	0	0	1	8
Spruce Grove City	12	27	0	4	0	0	12	31
St. Albert City	8	10	0	0	0	0	8	10
Stony Plain Town	3	1	0	0	0	0	3	1
Strathcona County	24	27	0	9	0	0	24	36
Sturgeon County	15	10	0	0	0	0	15	10
Remainder of the CMA	2	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	691	578	251	61	67	56	1,009	695

Table 3.5: Completions by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	3,458	3,425	1,047	994	760	1,160	5,265	5,579
Beaumont Town	173	171	22	0	0	0	195	171
Calmar Town	4	4	0	0	0	0	4	4
Devon Town	15	17	32	0	0	0	47	17
Fort Saskatchewan City	74	121	2	0	0	0	76	121
Gibbons Town	2	1	0	3	0	0	2	4
Leduc City	173	168	12	10	0	0	185	178
Leduc County	40	50	0	0	0	0	40	50
Morinville Town	36	38	0	0	0	0	36	38
Parkland County	95	78	0	0	1	0	96	78
Spruce Grove City	144	194	8	23	8	12	160	229
St. Albert City	113	150	69	209	0	87	182	446
Stony Plain Town	35	62	12	0	0	66	47	128
Strathcona County	189	192	10	81	0	172	199	445
Sturgeon County	80	63	0	0	0	0	80	63
Remainder of the CMA	16	22	0	0	0	0	16	22
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,647	4,756	1,214	1,320	769	1,497	6,630	7,573

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
August 2018	72	24.2	99	33.3	68	22.9	24	8.1	34	11.4	297	475,000	531,563
August 2017	37	13.1	76	26.9	85	30.0	44	15.5	41	14.5	283	530,000	607,394
Year-to-date 2018	409	19.9	589	28.7	545	26.6	243	11.8	266	13.0	2,052	505,000	558,535
Year-to-date 2017	359	17.2	650	31.1	551	26.4	251	12.0	280	13.4	2,091	505,000	569,461
Beaumont Town													
August 2018	0	0.0	7	43.8	7	43.8	2	12.5	0	0.0	16	530,000	521,798
August 2017	1	5.3	7	36.8	9	47.4	1	5.3	1	5.3	19	520,000	523,901
Year-to-date 2018	13	11.4	30	26.3	58	50.9	9	7.9	4	3.5	114	525,000	514,223
Year-to-date 2017	19	13.2	60	41.7	54	37.5	9	6.3	2	1.4	144	500,000	496,705
Calmar Town													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Devon Town													
August 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
August 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	3	33.3	2	22.2	3	33.3	1	11.1	0	0.0	9	0	0
Year-to-date 2017	2	33.3	0	0.0	3	50.0	0	0.0	1	16.7	6	0	0
Fort Saskatchewan City													
August 2018	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	0	459,636
August 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	0	0
Year-to-date 2018	4	7.5	33	62.3	10	18.9	5	9.4	1	1.9	53	475,000	479,364
Year-to-date 2017	6	12.0	19	38.0	18	36.0	3	6.0	4	8.0	50	455,000	513,405
Gibbons Town													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Leduc City													
August 2018	3	21.4	6	42.9	5	35.7	0	0.0	0	0.0	14	460,000	462,237
August 2017	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	0	439,780
Year-to-date 2018	43	37.1	49	42.2	16	13.8	4	3.4	4	3.4	116	435,000	445,701
Year-to-date 2017	38	40.4	40	42.6	12	12.8	2	2.1	2	2.1	94	430,000	437,029
Leduc County													
August 2018	1	14.3	2	28.6	2	28.6	0	0.0	2	28.6	7	0	604,456
August 2017	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	0	782,576
Year-to-date 2018	1	3.0	3	9.1	5	15.2	1	3.0	23	69.7	33	0	771,607
Year-to-date 2017	4	8.9	4	8.9	7	15.6	6	13.3	24	53.3	45	635,000	700,424
Morinville Town													
August 2018	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	0	0
August 2017	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	0	0
Year-to-date 2018	9	28.1	18	56.3	5	15.6	0	0.0	0	0.0	32	0	481,980
Year-to-date 2017	18	64.3	8	28.6	2	7.1	0	0.0	0	0.0	28	0	318,750

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	5	22.7	1	4.5	2	9.1	3	13.6	11	50.0	22	800,000	772,482
Year-to-date 2017	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	833,725
Spruce Grove City													
August 2018	3	25.0	2	16.7	5	41.7	1	8.3	1	8.3	12	545,000	519,605
August 2017	3	37.5	5	62.5	0	0.0	0	0.0	0	0.0	8	0	407,938
Year-to-date 2018	37	40.2	26	28.3	20	21.7	6	6.5	3	3.3	92	445,000	463,713
Year-to-date 2017	27	26.0	52	50.0	19	18.3	5	4.8	1	1.0	104	460,000	458,098
St. Albert City													
August 2018	0	0.0	1	9.1	1	9.1	2	18.2	7	63.6	11	745,000	830,799
August 2017	1	9.1	1	9.1	3	27.3	4	36.4	2	18.2	11	640,000	610,683
Year-to-date 2018	2	2.4	11	13.1	19	22.6	21	25.0	31	36.9	84	620,000	690,131
Year-to-date 2017	5	6.8	14	19.2	21	28.8	19	26.0	14	19.2	73	595,000	596,862
Stony Plain Town													
August 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
August 2017	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	0	541,817
Year-to-date 2018	10	41.7	9	37.5	1	4.2	0	0.0	4	16.7	24	0	517,557
Year-to-date 2017	12	29.3	19	46.3	5	12.2	1	2.4	4	9.8	41	0	501,306
Strathcona County													
August 2018	0	0.0	1	6.3	9	56.3	5	31.3	1	6.3	16	575,000	610,447
August 2017	1	4.8	3	14.3	8	38.1	1	4.8	8	38.1	21	565,000	634,390
Year-to-date 2018	2	1.7	16	13.8	42	36.2	26	22.4	30	25.9	116	575,000	660,189
Year-to-date 2017	2	2.0	16	16.3	44	44.9	11	11.2	25	25.5	98	565,000	668,043
Sturgeon County													
August 2018	4	26.7	0	0.0	2	13.3	3	20.0	6	40.0	15	610,000	732,667
August 2017	2	25.0	2	25.0	0	0.0	0	0.0	4	50.0	8	0	788,750
Year-to-date 2018	13	17.6	10	13.5	13	17.6	12	16.2	26	35.1	74	630,000	643,521
Year-to-date 2017	10	15.6	9	14.1	7	10.9	9	14.1	29	45.3	64	695,000	659,366
Remainder of the CMA													
August 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
August 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	2	25.0	2	25.0	2	25.0	2	25.0	0	0.0	8	0	0
Year-to-date 2017	6	75.0	0	0.0	0	0.0	2	25.0	0	0.0	8	0	0
First Nations													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
August 2018	85	21.1	129	32.0	101	25.1	37	9.2	51	12.7	403	490,000	545,675
August 2017	51	13.6	99	26.4	113	30.1	51	13.6	61	16.3	375	535,000	599,740
Year-to-date 2018	559	19.7	799	28.2	742	26.2	333	11.7	403	14.2	2,836	510,000	557,404
Year-to-date 2017	515	18.0	893	31.2	744	26.0	319	11.1	392	13.7	2,863	500,000	560,851

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2018

Submarket	Aug 2018	Aug 2017	% Change	YTD 2018	YTD 2017	% Change
Edmonton City	531,563	607,394	-12.5	558,535	569,461	-1.9
Beaumont Town	521,798	523,901	-0.4	514,223	496,705	3.5
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	459,636	-	n/a	479,364	513,405	-6.6
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	462,237	439,780	5.1	445,701	437,029	2.0
Leduc County	604,456	782,576	-22.8	771,607	700,424	10.2
Morinville Town	-	-	n/a	481,980	318,750	51.2
Parkland County	-	-	n/a	772,482	833,725	-7.3
Spruce Grove City	519,605	407,938	27.4	463,713	458,098	1.2
St. Albert City	830,799	610,683	36.0	690,131	596,862	15.6
Stony Plain Town	-	541,817	n/a	517,557	501,306	3.2
Strathcona County	610,447	634,390	-3.8	660,189	668,043	-1.2
Sturgeon County	732,667	788,750	-7.1	643,521	659,366	-2.4
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	545,675	599,740	-9.0	557,404	560,851	-0.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

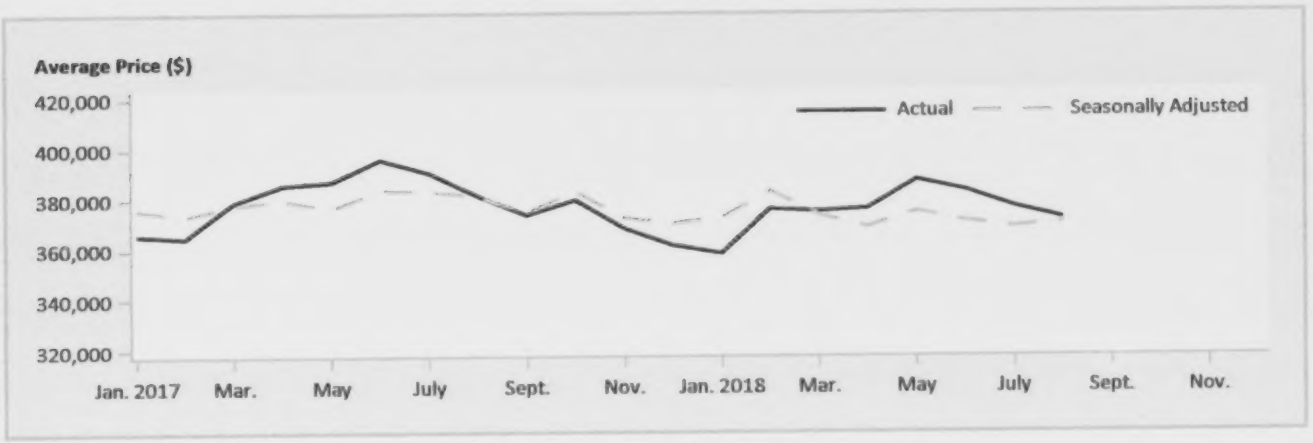


Figure 5.2: MLS® Residential Sales for Edmonton

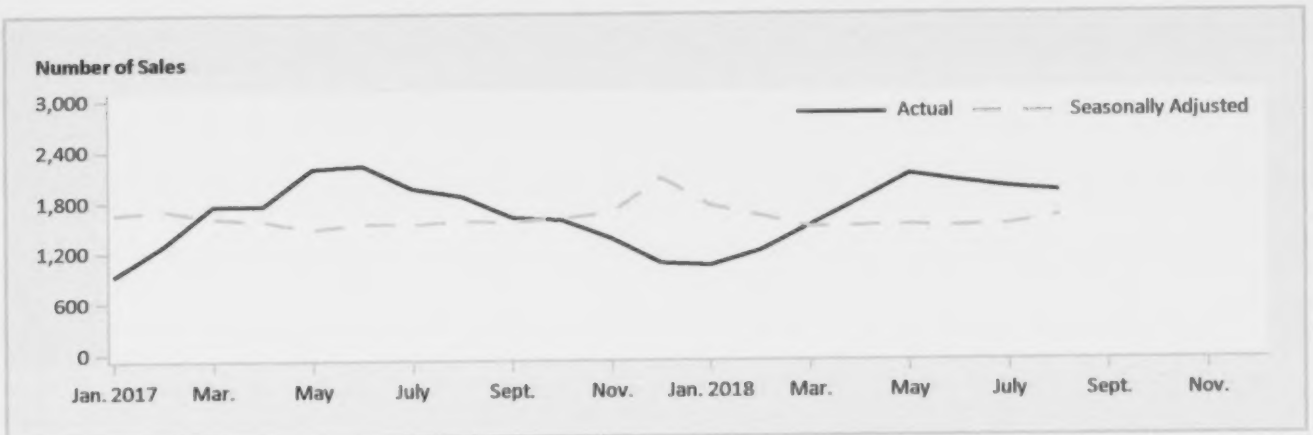
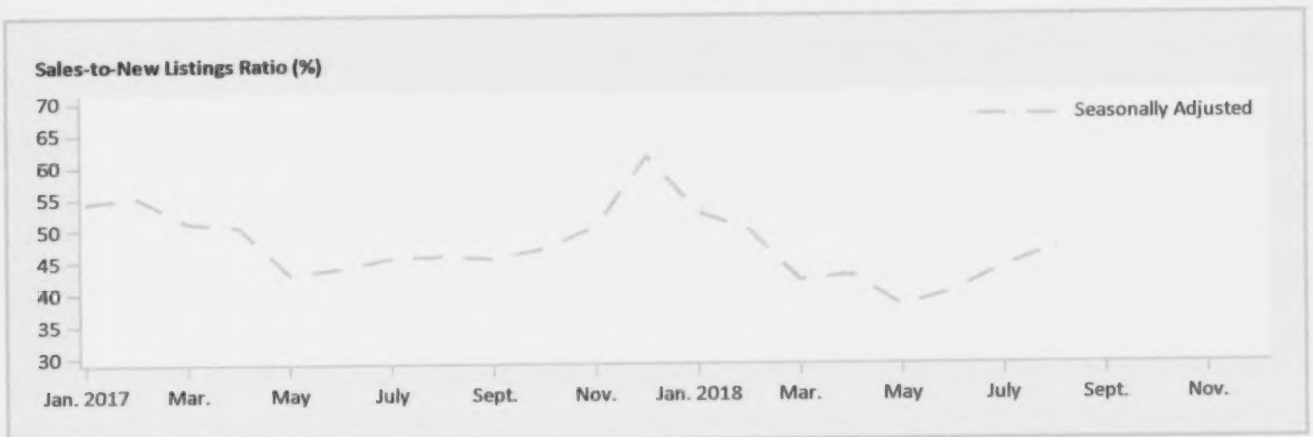


Figure 5.3: MLS® Residential Sales-to-New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2018

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.0	136.9	749	8.2	72.3	1,121
	February	561	3.14	4.64	100.2	136.6	752	8.4	72.7	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.5	73.2	1,090
	April	561	3.14	4.64	100.0	137.3	762	8.2	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	766	8.0	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	8.1	73.0	1,098
	July	573	3.14	4.84	99.8	136.8	760	8.4	72.9	1,115
	August	573	3.14	4.84	99.9	137.1	762	8.6	73.2	1,143
	September	575	3.09	4.89	99.8	136.7	765	8.2	73.0	1,161
	October	581	3.24	4.99	99.8	137.5	771	7.8	73.2	1,168
	November	581	3.24	4.99	100.0	138.5	772	7.4	72.9	1,166
	December	581	3.24	4.99	99.9	137.6	774	7.2	72.8	1,163
2018	January	590	3.34	5.14	99.8	139.0	769	7.2	72.2	1,159
	February	590	3.34	5.14	99.6	139.8	764	6.9	71.4	1,156
	March	590	3.34	5.14	99.7	140.0	762	6.7	71.0	1,149
	April	590	3.34	5.14	99.6	140.7	763	6.6	70.8	1,145
	May	601	3.49	5.34	99.6	140.8	767	6.5	71.1	1,145
	June	601	3.49	5.34	99.8	140.9	773	6.6	71.5	1,143
	July	601	3.49	5.34	99.8	142.0	780	6.5	72.0	1,152
	August	601	3.49	5.34		141.8	788	6.4	72.5	1,154
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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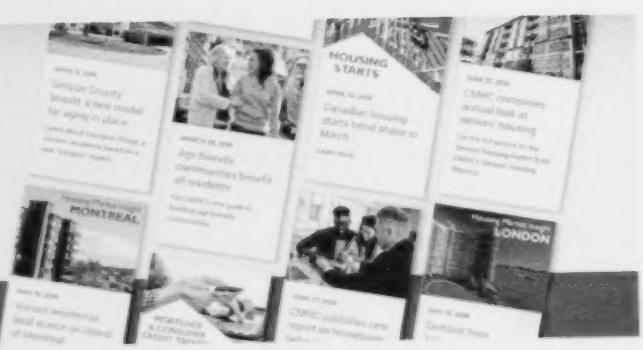

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